

# Board of Adjustment Agenda Memo

**From:** Ryan Miller, City Planner  
**Meeting:** May 6, 2024  
**Subject:** Brookings Municipal Utilities Variance – Tower Height –  
1461 6<sup>th</sup> Street

**Person(s) Responsible:** Ryan Miller, City Planner

## **Summary:**

Brookings Municipal Utilities has made a request for a variance on Lots 11 and 12 in Block 1 of Hillcrest Addition, also known as 1461 6<sup>th</sup> Street. The request is for a 172-foot telecommunications tower. In all business districts, except the RB-4, B-2A and B-5 districts, the maximum height for a telecommunications tower is 100 feet.

## **Item Details:**

Brookings Municipal Utilities is proposing to construct a new telecommunications tower on the northern half of the parcel which will replace wireless and radio facilities that will soon be moved from an existing location atop the 6<sup>th</sup> Street water tower.

Wireless communication facilities are regulated under Sec. 94-396 which state that a conditional use permit is required. A separate Conditional Use Permit application has been submitted for the proposed tower. Sec. 94-396(5)(b)(2)(ii) states that the maximum height is 100 feet in all business districts except the RB-4, B-2A and B-5 districts. The proposed tower will have a maximum height of 172 feet. The proposed height and design have received FAA approval.

BMU has been working on the relocation of the wireless and radio facilities over the past couple of years in preparation of the removal of infrastructure from the existing water tower. Relocation options for the infrastructure is limited by the needs of the multiple wireless providers who will lease space on the tower and have spacing and coverage requirements in order to properly serve the community.

## **Options and Recommendation:**

The Board of Adjustment has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

Staff recommends approval of the request.

**Supporting Documentation:**

Hearing Notice

Location Map

Application

Location Aerial

Site Plan

Elevation Drawing

Tower Rendering